

# ABSOLUTE AUCTION

163 Acres - Pivot Irrigated Quarter - Custer County, NE

**TUESDAY • NOVEMBER 10, 2020**

**1:00 P.M. - Arnold Community Center - Arnold, NE**

**SNOW DATE - Thursday, November 12th**

## **TERMS & CONDITIONS**

**Terms** - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, on or before December 15, 2020. **There is no contingency for financing.** Sellers to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property. Auction conducted as an **Absolute Auction**.

**Possession** - Full possession at Closing, subject to a Farm Lease ending February 28, 2021.

**Minerals** - All Owned Oil, Gas, and Minerals pass to Buyer.

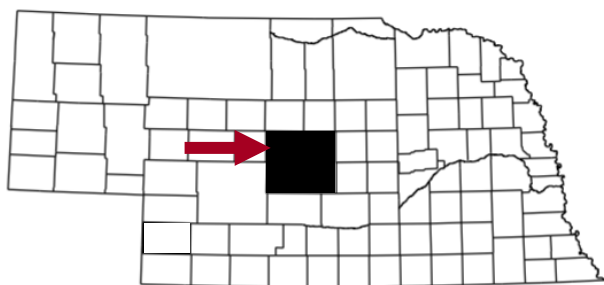
**Taxes** - Seller to pay 2020 real estate taxes.

**Acreages** - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

**USDA-FSA** - Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

**NRD** - The property is located in and subject to rules and regulations of the Lower Loup NRD.

**Internet Bidding** - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at [www.proxibid.com/agri](http://www.proxibid.com/agri). Your final approval as a bidder must be completed 48 hours prior to the auction. A successful Online Buyer pays 1% commission to Proxibid, up to \$5,000 total. Anyone may view the auction at [www.proxibid.com](http://www.proxibid.com) without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.



*agriaffiliates.com*

## **PROCEDURES & INFORMATION**

Real Estate **Absolute Auction** for Robert Kasper. Purchase agreement and title insurance commitment are available through Agri Affiliates prior to the Auction.

**Location** - 9 miles south and 1-1/2 mile west of Arnold, NE.

**Legal Description** - SW1/4 Section 6-T15N-R25W of the 6th P.M., Custer County, Nebraska.

**Tax Assessed Acres** - 163 acres **2019 taxes** - \$5,571 payable in 2020.

**FSA Acres** - 170.9 FSA cropland; with 150.3 acres corn base @ 117 bu. PLC yield and 17.7 acres soybean base @ 41 bu. PLC yield.

**Land Use** - 133+/- acres pivot irrigated and 38+/- acres dry crop/pivot corners.

**Water Rights** - Irrigation well registration #G-045577; Stock well registration #G-122811. 138.3 certified irrigated acres in the Lower Loup NRD.

**Soils** - 100% Class II & III soils; Primarily Holdrege & Hall silt loam and silty clay loam soil types.

**Irrigation Equipment** - 1995 Reinke center pivot Model 665; 2015 Sargent pump set to 900 gpm @ 60 psi; Isuzu power unit; 200HP Amarillo gearhead; Lima generator; 2,000 gallon fuel tank.

**Comments** - Excellent pivot irrigated quarter with good water and productive soils. Has good county road access and separate livestock well for cornstalk grazing.



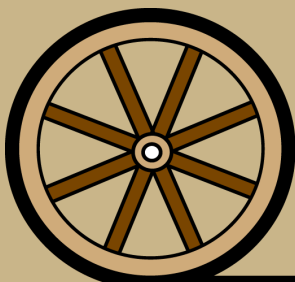
## **SELLER**

**ROBERT KASPER**

## **LISTING AGENT**

**Bryan Danburg 308.380.3488**

**Bart Woodward, Brad Atkins, Tony Eggleston, Bruce Dodson, Chase Dodson, Mike Polk, John Childears**



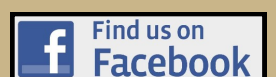
**AGRI AFFILIATES, INC.**

*Providing Farm - Ranch Real Estate Services*

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

**KEARNEY**  
**(308) 234-4969**

**NORTH PLATTE**  
**(308) 534-9240**



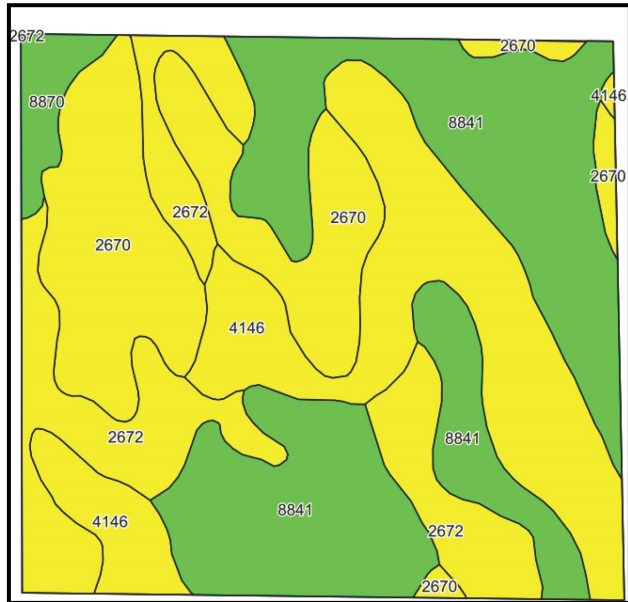
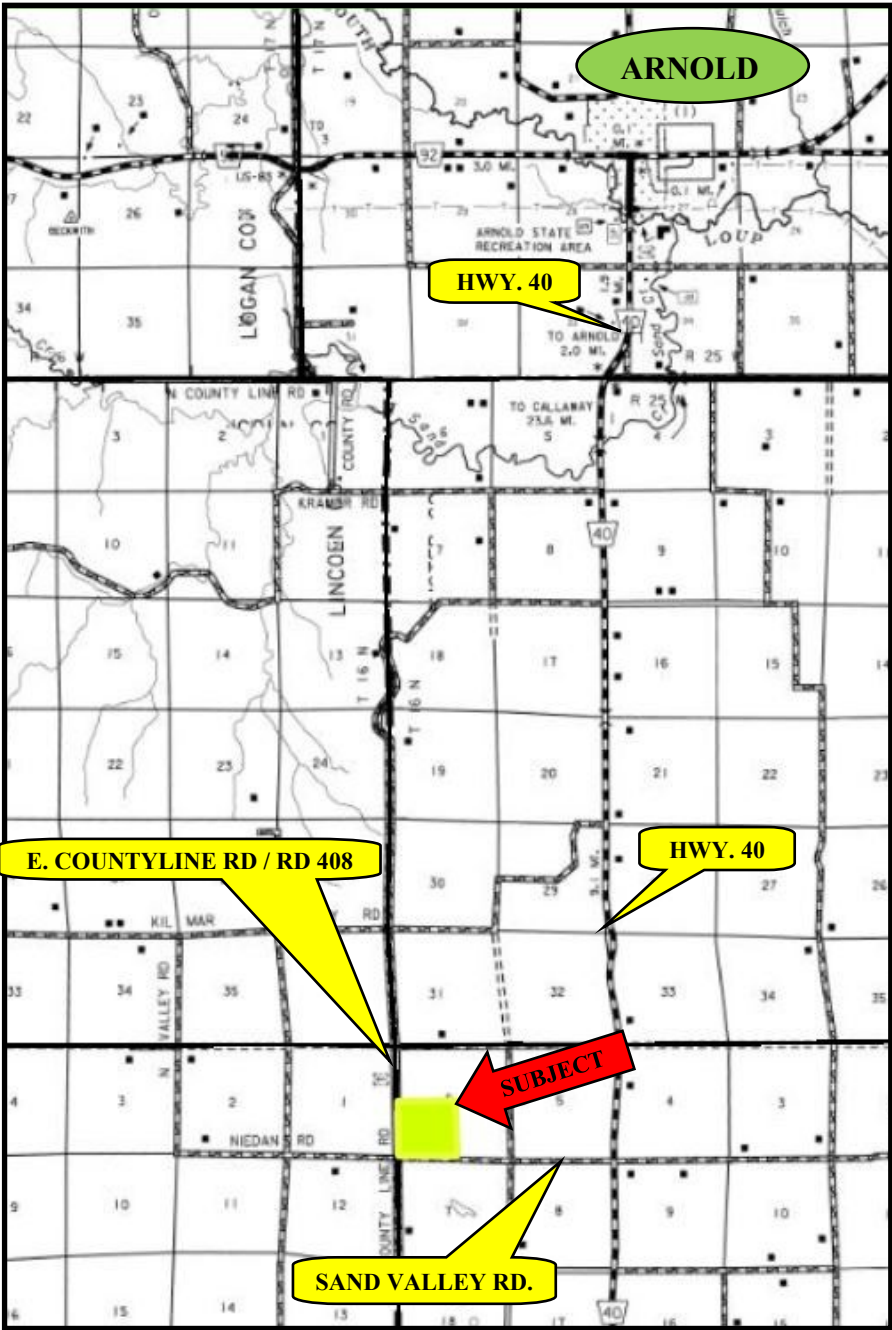


ABSOLUTE

LAND AUCTION

“Agri Affiliates - always striving to exceed client expectations.”

AUCTION! 163 Acres - Pivot Irrigated Quarter - Custer County, NE



Area Symbol: NE041 Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
8841	Hall silt loam, 1 to 3 percent slopes	60.07	36.0%		Ile	Ile	3528	70	58	137
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	38.46	23.1%		IIle	IIle	3146	61		
2670	Holdrege silt loam, 3 to 7 percent slopes	35.29	21.2%		IIle	IIle	3192	66		
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	28.85	17.3%		IIle	IIle	3146	65		
8870	Hord silt loam, 1 to 3 percent slopes	3.97	2.4%		Ile	Ile	3242	72		
Weighted Average							3295.7	66.3	20.9	13.3



Bryan Danburg  
Listing Agent  
(308) 380-3488



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(308) 530-9012



Chase Dodson  
(308) 520-1168